

59-16-S **Zoning District: B1-1** **Ward: 21**
Applicant: Akiilah Zafir
Owner: MC Rose, LLC
Premises Affected: 8532 South Ashland Avenue
Subject: Application for a special use to establish a hair salon.
Motion to approve made by the Acting Chairman. Second by Toia.
Motion carried 4-0; yeas –Sercye, O’Grady, Toia and Williams.

60-16-S **Zoning District: B3-1** **Ward: 30**
Applicant: Dieu Nguyen
Owner: Rayan Enterprises
Premises Affected: 5953 West Belmont Avenue
Subject: Application for a special use to establish a nail salon.
Motion to approve made by the Acting Chairman. Second by Toia.
Motion carried 3-0; yeas –Sercye, Toia and Williams.

61-16-S **Zoning District: B3-2** **Ward: 40**
Applicant: George Yakhnis
Owner: H&Y 888, Corp.
Premises Affected: 2635½-37 West Peterson Avenue
Subject: Application for a special use to establish a barber shop.
Motion to approve made by the Acting Chairman. Second by Toia.
Motion carried 3-0; yeas –Sercye, Toia and Williams.

62-16-Z **Zoning District: RM-4.5** **Ward: 11**
Applicant: Kasper Development, Ltd.
Owner: same as applicant
Premises Affected: 3002 South Shields Avenue
Subject: Application for a variation to allow 55 square feet of the required, 200 square feet of private yard, per townhouse, to be located on the open, rear, second floor balcony of each of the four, two-story townhouses proposed at this location.
Motion to approve made by the Acting Chairman. Second by Toia.
Motion carried 3-0; yeas –Sercye, Toia and Williams.

63-16-S **Zoning District: C1-3** **Ward: 3**
Applicant: Truth Chicago, LLC
Owner: Peytyn Willborn
Premises Affected: 56 East Pershing Road
Subject: Application for a special use to establish a rooftop patio to serve the existing restaurant at this location.
Motion to approve made by the Acting Chairman. Second by Toia.
Motion carried 3-0; yeas – Sercye, O’Grady and Williams (Toia

recused).

64-16-Z **Zoning District: RS-3** **Ward: 6**
Applicant: Community Development Institute
Owner: New Joy Devine Full Gospel Church
Premises Affected: 7832-36 South Union Avenue
Subject: Application for a variation to reduce the south side setback from 28.71' to 3' for a proposed, eight-space, surface parking lot to serve a high school proposed to be established within the existing, five-story building at this location.
Motion to approve made by the Acting Chairman. Second by Toia.
Motion carried 3-0; yeas –Sercye, Toia and Williams.

65-16-S **Zoning District: B3-1** **Ward: 33**
Applicant: Mike Slobodan Pavlovic
Owner: same as applicant
Premises Affected: 3949 North Whipple Street
Subject: Application for a special use to expand an existing tavern.
Continued until March 18, 2016 at 2:00 PM.

66-16-Z **Zoning District: RM-5** **Ward: 3**
Applicant: Steven L. and Marilynn Parker
Owner: same as applicant
Premises Affected: 3654 South Giles Avenue
Subject: Application for a variation to reduce the north side setback from 2.73' to 1.34'; to reduce the combined side setback from 6.82' to 1.38'; and, to reduce the front obstruction setback from 20' to 11.25' for a proposed, two-story, northside addition to an existing, two-story, single-family residence; said addition will also include a front, attached, one-car garage, accessed directly from South Giles Avenue, with a rooftop deck.
Continued until March 18, 2016 at 2:00 PM.

67-16-Z **Zoning District: RT-4** **Ward: 49**
Applicant: Ceres Acquisitions, LLC
Owner: same as applicant
Premises Affected: 1747 West Wallen Avenue
Subject: Application for a variation to allow for the establishment of a fourth residential unit on a lot whose area of 3,750 square feet is no less than 90% of the required 4,000 square feet for an existing, three-story, three-unit building to be increased to a four-unit building.
Continued until March 18, 2016 at 2:00 PM.

68-16-S **Zoning District: C1-1** **Ward: 6**
Applicant: Illinois Association of Seventh-Day Adventists
Owner: same as applicant

CONTINUANCES

- 428-15-Z** **Zoning District: RT-4** **Ward: 43**
Applicant: LGCL, LLC
Owner: same as applicant
Premises Affected: 2145 North Dayton Street
Subject: Application for a variation to reduce the rear setback from 35' to 0' and to reduce the south side setback from 3.31' to 0' for an existing, three-story, single-family residence connected via an enclosed walkway to a proposed, rear, three-car garage, which exceeds 15' in height, with an open rooftop deck accessed by a catwalk and an open, exterior staircase greater than 6' above-grade; a 6' high, solid, masonry fence will be provided along the side property lines, between the single-family residence and garage.
Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, O'Grady, Toia and Williams.
- 433-15-S** **Zoning District: DX-5** **Ward: 42**
Applicant: SP Huron, LLC
Owner: same as applicant
Premises Affected: 415 West Huron Street
Subject: Application for a special use to establish a residential use below the second floor for an existing, five-story, office building proposed to be converted into a five-unit, seven-story building with three, at-grade and three, below-grade, parking spaces.
Motion to approve made by the Acting Chairman. Second by Toia. Motion denied 1-3; yeas – Sercye; nays – O'Grady, Toia and Williams.
- 434-15-Z** **Zoning District: DX-5** **Ward: 42**
Applicant: SP Huron, LLC
Owner: same as applicant
Premises Affected: 415 West Huron Street
Subject: Application for a variation to reduce rear setback from 30' to 0' for an existing, five-story, office building proposed to be converted into a five-unit, seven-story building with three, at-grade and three, below-grade, parking spaces.
Motion to approve made by the Acting Chairman. Second by Toia. Motion denied 1-3; yeas – Sercye; nays – O'Grady, Toia and Williams.
- 435-15-Z** **Zoning District: DX-5** **Ward: 42**
Applicant: SP Huron, LLC
Owner: same as applicant
Premises Affected: 415 West Huron Street
Subject: Application for a variation to eliminate the one, off-street, 10' x 25'

single-family residence more than 50 years ago.
Dismissed for Want of Prosecution

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O’Grady, Toia and Williams. Meeting went into closed session at 7:50 PM.

Motion to return to open session for voting made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O’Grady, Toia and Williams. Meeting returned to open session at 8:10 PM.

Motion to approve written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of January 15, 2016 and Cal. No. 183-15-S from its regular meeting of December 18, 2015, made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O’Grady, Toia and Williams.

Motion to adjourn made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O’Grady, Toia and Williams. Meeting adjourned at 8:20 PM.